

ADAM STEIN & CO

www.adamsteinandco.co.uk

020 8989 8313

Clarendon House, 117 George Lane, South Woodford, London E18 1AN

t. 020 8989 8313 f. 020 8989 4616 www.adamsteinandco.co.uk @. info@adamsteinandco.co.uk

**Draft awaiting clients approval**

**\* STRICTLY CONFIDENTIAL – STAFF UNAWARE \***

**LILY'S INDULGENCE CAFÉ/PÂTISSERIE  
107b GEORGE LANE  
SOUTH WOODFORD  
E18 1AN**

**1,140 sq.ft. (105.9 sq.m.)**



**Location:** South Woodford is a popular suburb located some 8 miles north-east of central London close to the junction of the M11 and the North Circular. George Lane forms the main retail thoroughfare for the area and the property is located almost opposite South Woodford Underground Station (Central Line) which offers quick and easy access to the City and West End.

Local occupiers include Nationwide, Barclays, Boots, Marks & Spencer Food Hall and Odeon Cinema to name but a few as well as a number of smaller local retailers.

**Description:** The available accommodation comprises of a fully fitted café/patisserie arranged over ground floor only and trading as "Lilys Indulgence". The unit has recently been fitted to a very good standard with approximately 40 covers internally.

Further information can be found at <https://www.facebook.com/pg/LilysIndulgence/reviews/>.

The premises are offered as a fully fitted going concern with all fixtures & fittings and equipment to be included in the sale.

The unit is in superb decorative order and has an internal floor area of 1,140 sq.ft. (105.9 sq.m.).

Floor areas taken from VOA website and will be subject to verification.

An inventory is being prepared and will be available shortly.

## Terms

**Tenure:** Leasehold. An assignment of our clients 15 year lease from 16 February 2009 subject to 5 yearly upward only rent reviews is being offered at the current passing rental of £31,000 pax. We understand the lease is inside of the 1954 L & T Act.

**Licencing:** Premises benefit from A1 planning consent.

**Premium:** **UPON APPLICATION**

**NB.** Consideration would be given to a sale of the lease only at a reduced premium.

**Rental Deposit:** We understand a rental deposit equivalent to not less than one quarters rental (£7,750) will be required.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

- Business Rates:** Interested parties are advised to make their own enquiries.
- Legal Costs:** Both parties' reasonable legal costs are to be borne by the purchaser.
- Possession:** Immediately upon completion of legal formalities.
- EPC:** An EPC has been commissioned and will be available shortly.
- Viewing:** **Strictly** by arrangement via this office. Under no circumstances should any interested parties approach the business or its employees.

## **MAPS TO FOLLOW**

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